

**710 +/- Acres**

**Sections 15, 21 & 22, T8N-R4E**

**Rankin County, MS**

22-8-4

21-8-4

15-8-4



Book:2023 Page:1864-1869  
DEED  
RCD: 02/01/2023 @01:13:08 PM  
Rankin County, MS  
Larry Swales Chancery Clerk

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**WARRANTY DEED**

**Mineral Stamps:** N/A

**GRANTORS:**

Matthew Freeny, et al  
272 Lacey Road  
Carthage, MS 39051  
(601) 416-6600

**GRANTEE:**

M3 Land, LLC  
P. O. Box 6018  
Brandon, MS 39047  
(601) 506-6778

**Instrument Prepared By:**

M. A. Ingram  
P. O. Box 6018  
Brandon, MS 39047  
(601) 506-6778

**Return To:**

M. A. Ingram  
P. O. Box 6018  
Brandon, MS 39047  
(601) 506-6778

**INDEXING INSTRUCTIONS:** W ½ of E ½ and SW ¼ of Section 15, and NE ¼ of NE ¼ Section 21, and W ½ of NE ¼ and SE ¼ of NE ¼, and N ½ of N ½ of SE ¼ and NE ¼ of SW ¼ and NW ¼ Section 22, all in Township 8 North, Range 4 East, Rankin County, State of Mississippi.

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we,

**Matthew Freeny, Mitchell Earl Sheppard, Jr., and  
Mary Anna Ingram, ("Grantors" herein)**  
272 Lacey Road  
Carthage, MS 39051  
(601) 416-6600

do hereby grant, bargain, sell, convey and warranty to

**M3 Land, LLC, ("Grantee" herein)**  
A Mississippi Limited Liability Company  
P. O. Box 6018  
Brandon, MS 39047  
(601) 506-6778

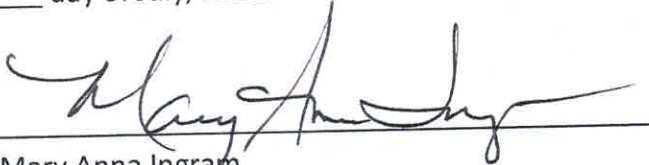
the following describe property situated in Rankin County, Mississippi, to-wit:

SEE ATTACHED **EXHIBIT "A"**

This conveyance is subject to all zoning ordinances, protective covenants, building restrictions, mineral reservations and conveyances, and rights-of-way or easements of record affecting said property, and subject to the Deed of Trust recorded in Book 3022, Page 7438.

Grantors herein reserve unto themselves all available oil, gas and minerals owned by them, lying in, on and under the subject real property. No oil, gas and other minerals are conveyed hereby.

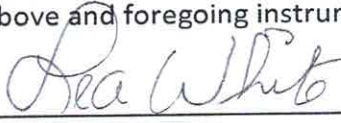
WITNESS MY SIGNATURE, this the 18<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
Mary Anna Ingram

STATE OF: MISSISSIPPI

COUNTY OF: Rankin

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 18<sup>th</sup> day of July, 2022, within my jurisdiction, the within named **Mary Anna Ingram**, who acknowledged that she executed the above and foregoing instrument.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Oct. 24, 2024



WITNESS MY SIGNATURE, this the 18<sup>th</sup> day of July, 2022.

Mitchell E. Sheppard, Jr.  
Mitchell Earl Sheppard, Jr.

STATE OF: MISSISSIPPI

COUNTY OF: Rankin

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 18<sup>th</sup> day of July, 2022, within my jurisdiction, the within named **Mitchell Earl Sheppard, Jr.**, who acknowledged that he executed the above and foregoing instrument.

Lea White  
Notary Public

My Commission Expires:

Oct. 24, 2024



WITNESS MY SIGNATURE, this the 18<sup>th</sup> day of July, 2022.

Matthew Freeny  
Matthew Freeny

STATE OF: MISSISSIPPI

COUNTY OF: Rankin

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 18<sup>th</sup> day of July, 2022, within my jurisdiction, the within named **Matthew Freeny**, who acknowledged that he executed the above and foregoing instrument.

Lea White  
Notary Public

My Commission Expires:

Oct. 24, 2024



**EXHIBIT "A"**

W ½ of E ½ and SW ¼ of Section 15; and NE ¼ of NE ¼ of Section 21; and W ½ of NE ¼ and SE ¼ of NE ¼, and N ½ of N ½ of SE ¼, and NE ¼ of SW ¼, and NW ¼ of Section 22, all in Township 8 North, Range 4 East in Rankin County, State of Mississippi.

Together with the right-of-way described in Deed Book 2019, Page 25771.

